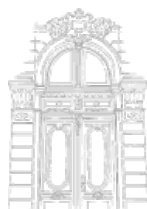


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

MAGNIFICENT BASTIDE 1H OUT OF ST TROPEZ 33 HA WITH ULM AIRSTRIP



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*L'Immobilier d'Exception*  
— F R A N C E —

## MAGNIFICENT BASTIDE 1H OUT OF ST TROPEZ 33 HA WITH ULM AIRSTRIP

### LOCATION:

This prestigious 33-hectare estate is located just 45 minutes from Toulon and 1 hour 20 minutes from Nice, with a motorway exit only 15 minutes away. Nestled in the heart of the Maures hills, it enjoys a preserved natural environment, surrounded by vineyards and lush landscapes.

### GENERAL DESCRIPTION:

The estate spans 33 hectares of contiguous land, with a master house located at the heart of the property. This majestic bastide stands proudly on a landscaped park of cypress and palm trees, offering panoramic views of the surrounding land and vineyards. The estate includes 8.2 hectares of young vines, and additional land for expansion, such as for vineyards, an olive grove, or other crops. The residential buildings are spacious, modern, and finished with high-end features, providing an excellent quality of life.

### BUILDINGS:

Main Bastide (800 m<sup>2</sup>), spanning three levels with large, light-filled rooms, cathedral ceilings, and a large 110 m<sup>2</sup> living room.

Accommodation: 12 spacious en-suite bedrooms with luxurious bathrooms.

Outdoor Spaces: A vast stone terrace, a fully-equipped summer dining area, two heated pools, a poolhouse, and high-quality exterior spaces.

Additional Apartments: Two independent apartments (81 m<sup>2</sup> and 96 m<sup>2</sup>), ideal for a caretaker or hosting guests.

Other Infrastructure: A double garage, several storage sheds for equipment, and a private ULM airstrip.

### LAND and VINES:

The 33 hectares are contiguous, with 8.2 hectares of vineyards in AOP Côtes de Provence, mainly planted with Cinsault, Grenache, and Vermentino. The grapes are sold to a neighbouring winemaker. The remaining land offers potential for expanding the vineyard or diversifying crops. The estate is well-integrated into the surrounding Maures wine-growing environment, with ample opportunities for growth.

NOTE : The price excludes stock and advances to crops.

### WHAT WE THINK:

An exceptional estate in a peaceful and protected environment. The property combines grandeur and comfort, ideal for both viticulture and luxurious living. With its top-quality facilities, expansion potential, and enchanting surroundings, this is a rare opportunity for wine lovers, nature enthusiasts, and those seeking luxury.

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Prix : 6 480 000 € FAI



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